



## District 6 Advisory Board Agenda

Monday, August 14, 2023 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS

67204 Virtual Meeting Option • Zoom and [Facebook Live](#)

### Virtual Meeting Access Information

The public has the option to participate in DAB meetings virtually via the Zoom platform or to watch the meetings live on the [District 6 Facebook page](#). Zoom meeting details are listed below.

#### Join Zoom meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
  - ✓ <https://us06web.zoom.us/j/86089207419?pwd=ZmwyZVBNaGE4Y3FqZ2VEbnhrMWWhiQT09>
  - ✓ Meeting ID: 860 8920 7419
  - ✓ Passcode: 261623

#### Join Zoom meeting via telephone (audio only)

- +1 669 444 9171 US

### Order of Business

#### 1. Call to Order

- **Approval of Agenda** for August 14, 2023
- **Approval of Minutes** for July 10, 2023  
<https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Minutes.pdf>

#### 2. Wichita Fire Department

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

#### 3. Wichita Police Department

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

#### **4. Wichita Public Library Report**

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

#### **5. Public Works & Utilities Report**

Public Works and Utilities Staff will give an update on District 6 projects.

**Recommended Action:** Receive and file.

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## **Public Agenda**

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

#### **6. Scheduled Items**

There are no scheduled Public Agenda items this month.

#### **7. Off-Agenda Items**

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

**Recommended Action:** Receive and file.

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## **New Business**

#### **8. ZON2023-00042**

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from LC Limited Commercial District to GC General Commercial District. The 1.23-acre property is located on the west side of North Amidon Avenue, within one-quarter mile south of West 37th Street North (3357 North Amidon Avenue). The subject site is currently developed with an auto dealership.

The applicant has not specified the intended use for the site. General Commercial District permits more uses than Limited Commercial District. Some of the permitted uses include:

Auditorium or Stadium, Microbrewery, Manufacturing (General), Recycling Processing Center, Riding Academy or Stable, Rodeo in the City, Sexually Oriented Business in the City, Research Services, Storage (Outdoor, as a Principal Use), Tattooing and Body Piercing Facility, Vehicle Repair (General), Vehicle Storage Yard, Warehousing, Welding or Machine Shop, Wholesale or Business Services.

In addition, Animal Care (General), Kennel (Hobby or Boarding/Breeding/Training), Manufacturing (Limited), Mobile Food Unit in the City, Monument Sales, Printing and Publishing (General), Recreation and Entertainment (Outdoor), Recreational Vehicle Campground, Vehicle and Equipment Sales (Outdoor), and Warehouse (Self-Service Storage) are permitted by-right GC General Commercial but only permitted in LC Limited Commercial with a Conditional Use. Gas and/or Fuel Storage and Sales

is allowed by Conditional Use in GC General Commercial District and not permitted in LC Limited Commercial District.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to Protective Overlay #419, which reads:

1. The property is restricted to all uses permitted in the LC Limited Commercial District zoning, in addition to, the following uses as permitted in GC General Commercial District: Vehicle Storage Yard and Vehicle and Equipment Sales (Outdoor).
2. Vehicle and Equipment Sales (Outdoor) shall remain subject to the Supplementary Use Regulations defined in Sec. III-D.6.x of the Unified Zoning Code according to LC Limited Commercial District standards. This supersedes the conditions outlined in CON2021-00053.
3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code.
4. Signs shall be in accordance with the LC Limited Commercial District in the Sign Code of the City of Wichita, with the following additional requirements:
  - a. Portable signs are not allowed.
  - b. Ground signs shall be monument type.
  - c. No off-site/billboard signs.
  - d. No illuminated building signs on the south, east, or west elevations.
5. Property shall install similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
6. The height of all light poles, including pole base, is limited to 15 feet.
7. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
8. Landscape buffers and screening shall be in accordance with the City of Wichita Landscape Code.
9. No outdoor speaker systems shall be permitted.
10. All rooftop mechanical equipment shall be screened from ground-level view from adjacent residential areas and adjacent street right of way.
11. Trash receptacles and ground level mechanical equipment shall be screened to reasonably hide them from ground level view, adjacent property and street right of way.
12. If used for Vehicle Storage Yard, the following restrictions shall apply:
  - a. Use: the vehicle storage yard shall be used for the storage of operable vehicles only, and in no case shall it be used for dismantling of any vehicle or equipment.
  - b. Paving: the storage area and all entrance/exit drives on private property shall be surfaced with asphalt, concrete or surfacing as required by the Unified Zoning Code and shall be maintained in good condition and free of weeds, trash, and other debris.
13. Any changes in uses on-site shall require an amendment to the Protective Overlay.

**ZON2023-00042 Staff Report:** <https://www.wichita.gov/Council/DABAgendasMinutes/2023-08-14%20District%20Advisory%20Board%206%20ZON2023-00042%20MAPC%20Staff%20Report.pdf>

## **9. DER2023-00004 Old Town Overlay Zoning Change**

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The proposed amendments to the Unified Zoning Code are amendments to the July 9, 2009 Edition of the Wichita-Sedgwick County Unified Zoning Code adopted by City of Wichita Ordinance No. 48-431 and Sedgwick County Resolution No. 137-09, as amended, dealing with:

- Article III.C.4.b as amended to allow Tattoo and Body Piercing facilities
- Article III.D.ee as amended to require appointment only operations and time limits for Tattoo and Body Piercing uses

**DER2023-00004 Staff Report:** <https://www.wichita.gov/Council/DABAgendasMinutes/2023-08-14%20District%20Advisory%20Board%206%20DER2023-00004%20MAPC%20-%20Old%20Town%20and%20Tattoo%20Businesses.pdf>

**Recommended Action:** Approve request.

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## Board Agenda

**10. Updates, Issues, and Reports**

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

**Recommended Action:** Receive and file.

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## Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on September 11, 2023 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to participate in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). Visit the [District 6 webpage](#) for the most up-to date meeting information. The meeting agenda and supplemental documents are posted to the webpage the Wednesday prior to the upcoming meeting.

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